



**TOWN OF FORT MILL
PLANNING COMMISSION SPECIAL CALLED MEETING
November 29, 2016
112 Confederate Street
6:00 PM**

AGENDA

CALL TO ORDER

APPROVAL OF MINUTES

1. Special Called Meeting: November 8, 2016 *[Pages 2–6]*

OLD BUSINESS ITEMS

1. **Commercial Appearance Review: Comfort Inn & Suites** *[Pages 7–20]*

Request from Diversified Enterprises, Inc. to grant commercial appearance review approval for a proposed Comfort Inn & Suites hotel located at the corner of Sutton Road and the I-77 northbound exit 83 ramp

2. **Town-Wide Zoning Map Update** *[Pages 21–32]*

An ordinance adopting a new Zoning Map for the Town of Fort Mill

NEW BUSINESS ITEMS

There are no New Business Items

ITEMS FOR INFORMATION / DISCUSSION

1. **Unified Development Ordinance (UDO) & New Zoning Map Update**

- a. Public Drop-In Meeting: December 6, 2016 (5:30 pm to 7:00 pm)
- b. Public Hearing #1: December 12, 2016 (6:00 pm)

2. **Upcoming Training Session: December 8, 2016 (6:30 to 8:00 pm)**

ADJOURN

**MINUTES
TOWN OF FORT MILL
PLANNING COMMISSION MEETING
November 8, 2016
112 Confederate Street
7:00 PM**

Present: James Traynor, Tom Adams, Ben Hudgins, Chris Wolfe, Tom Petty, Jay McMullen, Planning Director Joe Cronin, Assistant Planner Chris Pettit, Assistant Planner Diane Dil

Absent: Hynek Lettang

Guests: Larry Huntley (Town Council), Bill Saint (Classica Homes), Larry Burton (Classica Homes), Rick Jasinski (Classica Homes), Vernon Parrish (Fort Mill Reserve), Dale Stewart (Land Design), Jacob Carpenter (Ramey Kemp & Associates)

Chairman Traynor called the meeting to order at 7:00 pm.

Mr. Hudgins made a motion to approve the minutes from the October 18, 2016, meeting, with a second by Mr. Adams. The minutes were approved by a vote of 6-0.

Planning Director Cronin stated that he had heard from Mr. Lettang in advance of the meeting. Mr. Lettang stated that he had a conflict, and would be unable to attend the meeting.

OLD BUSINESS ITEMS

1. **Town-Wide Zoning Map Update**: Planning Director Cronin recommended re-ordering the agenda to place consideration of this item after discussion of the New Business Items. Chairman Traynor asked if there was any objection. Hearing none, the agenda was re-ordered.

NEW BUSINESS ITEMS

1. **Final Plat: Massey Phase 2, Map 2 (Revision), Map 3 and Map 4**: Planning Director Cronin provided a brief overview of the request, the purpose of which was to review and approve a revised final plat for Massey Phase 2, Map 2, and a final plat for Massey Phase 2, Map 3, containing 5 new lots, and Phase 2, Map 4, containing 42 new lots. The plats included two new road names which were not previously approved in the preliminary plat: Kaja Court and Liam Drive. The remaining road names – Blakney Point Way, Dudley Drive, Felts Parkway, and Thomas Knapp Parkway – were previously approved by the Planning Commission. Planning Director Cronin noted that all road names had been reviewed and approved by the York County Addressing Office. Staff recommended in favor of approving the plats, contingent upon the applicant providing a bond or letter of credit equal to 125% of the cost of any unfinished infrastructure.

Mr. Adams made a motion to approve the plats as submitted, contingent upon the applicant providing the required bond or letter of credit. Mr. McMullen seconded the motion. The motion was approved by a vote of 6-0.

2. **MXU Concept Plan & Development Conditions: Fort Mill Reserve Property**: Assistant Planner Pettit provided a brief overview of the request, the purpose of which was to review and provide a recommendation for a proposed Mixed Use project located on York County Tax Map Numbers 020-13-01-072, 020-13-01-072 and 020-13-01-073, containing approximately 52.35 +/- acres on Fort Mill Parkway. Assistant Planner Pettit noted that the property was annexed and zoned MXU in 2008; however, there was no approved concept plan or development conditions for the property. The proposed project would allow for up to 120 single-family residences (a portion of which would be age-targeted), and up to 80,000 square feet of commercial development. A 10-year vested right was requested by the applicant.

Bill Saint of Classica Homes provided a brief PowerPoint presentation to introduce members of the Planning Commission to the proposed project, as well as to the developer. A discussion of the proposed project then took place.

Chairman Traynor asked what percentage of the property would be set aside for commercial development. Mr. Saint responded that the commercial component would be approximately 7.8 acres. Chairman Traynor also noted that the proposed development conditions only included a maximum amount of commercial square feet (80,000). He added that the Planning Commission typically recommends incorporating a minimum square footage as well. Mr. Saint responded that the property owner, Vernon Parrish, would retain the commercial portion of the property, and would serve as developer for that part of the project. The applicant was not opposed to incorporating a minimum square footage into the development conditions.

Mr. Adams asked what the anticipated price points would be for new homes within the project. Mr. Saint responded that prices were anticipated to start in the mid \$400's for the age-targeted homes. The mid-sized lots would range from the mid-\$500's to \$600's, and the larger lot homes would top out in the \$700's.

Mr. Wolfe asked what types of commercial uses would be incorporated into the project. Planning Director Cronin responded that the development conditions would permit any commercial use contained within the proposed NMX Neighborhood Mixed Use district, which is included in the draft UDO. The NMX district would allow a variety of neighborhood commercial uses, including office, retail and restaurants, among others.

Assistant Planner Pettit and Planning Director Cronin recommended incorporating the following modifications into the proposed development conditions and concept plan:

- A road stub out should be included to the adjacent property to the north of the Fort Mill Reserve property. This will allow for future connectivity should the neighboring parcel ever be developed;

- Timing should be included in the development conditions regarding the donation of property for a future municipal park;
- A 20' streetscape buffer should be incorporated along portions of the property which will be developed as future commercial;
- Sidewalks shall be provided along the bypass right-of-way, as required within the Corridor Overlay District, while internal sidewalks shall be provided as required in the MXU district;
- The typo on the minimum lot size (6,0400) should be corrected;
- References to the zoning ordinance should also include references to the Corridor Overlay District, where conflicts exist; and
- The buffer reduction should be corrected from 25% to 33% where a fence, berm or wall is provided, as allowed by the MXU zoning district.

Mr. Wolfe made a motion to recommend in favor of approving the proposed concept plan and development conditions, with the following amendments:

- Include a minimum commercial square footage requirement of at least 25,000 square feet;
- Include a road stub out in the concept plan to the northern property boundary, which is currently undeveloped, to allow for future internal connectivity;
- Include language regarding the timing of the park site donation;
- Amend the streetscape/buffer requirements along the corridor ROW to a minimum of 20' where adjacent to retail, office and municipal, and 50' where adjacent to residential;
- Sidewalks should be installed as required in COD/COD-N and per the zoning ordinance (8' wide sidewalks along the length of the property on the Parkway frontage and within the first 500' of the bypass ROW. In areas outside the COD/COD-N, at least 5' wide sidewalks on at least 1 side of each street);
- Correct typo on minimum lot size (60,400);
- Language containing references to the zoning ordinance should include reference to the requirements of COD/COD-N, where applicable; and
- Correct the allowable buffer reduction from 25% to 33% where a suitable wall, fence or berm is provided, as required in the MXU ordinance.

Mr. Adams seconded the motion. The motion was approved by a vote of 6-0.

OLD BUSINESS ITEMS (CONTINUED FROM ABOVE)

1. **Town-Wide Zoning Map Update:** Planning Director Cronin provided a brief overview of the request, the purpose of which was to review and provide a recommendation on a new zoning map for the Town of Fort Mill. The new map will implement the changes contained within the proposed Unified Development Ordinance, including new and modified zoning districts. Planning Director Cronin stated that a public hearing on the new map was planned for December 12, 2016. If the Planning Commission wanted to have more time to review the

proposed map, this item could be deferred to a subsequent special called meeting prior to December 12th.

Mr. Hudgins made a motion to defer consideration until the next special called meeting. Mr. Adams seconded the motion. The motion was approved by a vote of 6-0.

Mr. Hudgins requested that large copies of the current and proposed maps be available for view during the next special called meeting.

ITEMS FOR INFORMATION / DISCUSSION

1. **Introduction of New Staff Member:** Planning Director Cronin introduced Assistant Planner Diane Dil, the newest member of the Planning Department staff. Ms. Dil, who was most recently employed as a long-range planner with York County, joined the town on October 31st. She previously served as a planner with the City of Gastonia and the Centralina Council of Governments. Ms. Dil will be responsible for subdivision plat review, long-range and comprehensive planning, and will provide staff support to the Historic Review Board. Members of the commission welcomed Ms. Dil to the town.

2. **Commercial Appearance Review: Comfort Inn & Suites:** Assistant Planner Pettit provided a brief update on the proposed Comfort Inn & Suites, which will be located on Sutton Road near the I-77 interchange. Mr. Pettit noted that the applicant has submitted an updated site plan, which was reviewed and approved by the Fire Department. A full set of plans will be presented during the next special called meeting.

Mr. Wolfe requested that the applicant bring copies of the final renderings of the actual building to the next meeting.

Mr. Petty recommended that the applicant also bring a color board and sample materials to the next meeting.

3. **Commercial Appearance Review Update: SC 160 Commercial Building (Kuester):** Assistant Planner Pettit notified members of the Planning Commission that the applicant has withdrawn the request to modify the designs for the proposed multi-tenant commercial building located at 1474 SC Highway 160 E. The building will be revised and permitted based on the original design, which has been approved by the Planning Commission.

4. **Request to Cancel the next Regularly Scheduled Meeting on Tue. November 15, 2016:** Planning Director Cronin recommended that the Planning Commission cancel its regularly scheduled meeting on Tuesday, November 15th. A special called meeting will be held later in the month to review outstanding items. Mr. McMullen made a motion to cancel the November 15th meeting, with a second by Mr. Adams. The motion was approved by a vote of 6-0.

5. **Special Called Meeting Request:** Planning Director Cronin stated that staff will send out a Doodle poll to determine the best date for a special called meeting later in December.

There being no further business, the meeting was adjourned at 9:05 pm.

Respectfully submitted,

Joe Cronin
Planning Director

**Planning Commission Meeting
November 29, 2016
Old Business Item**

Commercial Appearance Review: Comfort Inn & Suites

Request from Diversified Enterprises, Inc. to grant commercial appearance review approval for a proposed Comfort Inn & Suites hotel located at the corner of Sutton Road and the I-77 northbound exit 83 ramp.

Background / Discussion

The Planning Commission is asked to consider a request from Diversified Enterprises, Inc. to grant commercial development appearance review approval for a proposed Sleep Inn hotel at the corner of Sutton Road and the I-77 northbound exit 83 ramp. A map and site plan are attached for reference.

The property (Tax Map # 020-20-01-044) is zoned Highway Commercial (HC) wherein hotels are a permitted use. The property is also subject to the requirements of the COD-N Corridor Overlay (Node) district.

The property was previously approved for a Sleep Inn hotel, which was approved for commercial appearance review by the Planning Commission on August 25, 2015. Since that time, the applicant has revised the site plan and building elevations for a newly proposed Comfort Inn & Suites. The Planning Commission originally viewed the Comfort Inn & Suites application at their October 18, 2016 meeting, with additional updates and comments provided at the November 8, 2016 meeting.

The proposed building elevations, site plans and landscaping plans are attached for review. A full set of building designs will be available during the Planning Commission meeting. The exterior of the four-story hotel will primarily feature EIFS (multiple colors) with brick accents.

The landscape plan includes a mixture of shade trees within the parking lot and along the Sutton Road property line. Hollies were included as screening for the property and the proposed dumpster enclosure.

Recommendation

The property is zoned HC and is, therefore, properly zoned for a hotel and future restaurant use. The COD-N overlay also allows hotels and restaurant uses.

The following paragraphs detail staff's review of the site plan's and elevation's compliance with COD-N requirements. Staff has highlighted key requirements but not necessarily all requirements of the COD-N overlay.

Setback and Height

The proposed building and associated improvements meet the setback and height requirements of the COD-N overlay. Since the underlying zoning (HC) does not have a maximum building height when located within 1,500 linear feet of I-77, the hotel building is not subject to a maximum building height.

Building Placement and Orientation

In regards to building placement/orientation, the COD-N overlay notes that buildings shall be oriented toward the public street(s) and:

...development will be designed to bring buildings closer to the road edge to better define the public space of the streets enhanced by landscaping and pathways and create a scale that is more appropriate for a pedestrian traffic.

Additional sections of the overlay also note that buildings are to be brought up to the street, oriented toward the street, to create a pedestrian scale atmosphere. The section regarding off-street parking notes that:

Off-street parking in the district shall be located to the side or rear of the structure(s) located nearest to the public road(s), to the extent practicable. Where parking is located between a structure and the corridor, it shall be limited to one bay of parking (i.e., two rows of parking spaces with one shared drive aisle between the rows of spaces).

The Planning Commission shall have the discretion to determine if the proposed plan meets the requirements, and intent, of the COD-N overlay district requirements.

Building Materials

The proposed hotel uses primarily EIFS (multiple colors) for the facades, with brick used for the primary entrance and as a secondary material elsewhere on the facades. The COD-N overlay provides the following requirements for building materials and architectural design:

Architectural features/façade treatments:

- 1) Materials:
 - (a) Buildings shall be designed to use building materials such as rock, stone, brick, stucco, concrete, wood or Hardiplank.
 - (b) No mirrored glass shall be permitted on any facades in COD-N, and mirrored glass with a reflectance no greater than 20 percent shall be permitted in COD.
 - (c) Corrugated metal shall not be used on any facade.
- 2) In COD-N, variations in the rooflines and facades of adjacent buildings shall be encouraged to avoid monotony.
- 3) In COD-N, any nonresidential façade facing the corridor or any other street shall be articulated with architectural features and treatments, such as windows, awnings, scoring, trim, and changes in materials (i.e., stone "water table" base with stucco above), to enhance the quality of pedestrian environment of the public street, particularly in the absence of a primary entrance.

The Planning Commission shall have the discretion to determine whether the proposed design and materials best meets the requirements, and intent, of the COD-N overlay district.

Landscaping

The applicant has supplied a landscape plan showing shade trees along the corridor and within the parking lot as well as hollies to screen the property and a proposed dumpster enclosure. The landscaping, as proposed, meets the requirements of the COD-N overlay district and all other landscaping related requirements of the zoning ordinance.

The applicant has not supplied a tree survey noting the presence of significant trees on the property. A tree survey shall be provided prior to issuance of a land disturbance permit. The landscape plan does include a note stating that a tree survey shall be completed and that trees 30" in caliper or greater that are removed shall be replaced with 6" trees of similar species, which meets the requirements of the ordinance.

Lighting

A lighting plan has been provided showing the proposed style and location of the interior lighting and lighting along the corridor. The COD-N overlay notes that "Lighting shall be installed within the streetscape zone (the first 15 feet of the setback closest to the corridor)" to provide a safe pedestrian realm. Lighting within the interior of the project would need to be a maximum of 28' in height.

The proposed plan utilizes the "Baxter Style Light" for the streetscape lighting and shoebox lighting within the interior of the project. Staff will note that the details for the shoebox luminaire as provided notes the lighting height to be 35', however the applicant would be limited to 28' in height. Previous submissions from the applicant have noted the "Type A3, A3S, A5" lighting as it is additionally called out would be limited to 27', which meets the requirements of the ordinance.

Staff has reached out to SCDOT regarding the lighting along the corridor. Should the Planning Commission wish to approve the applicant's request, staff would request including language to allow for some flexibility in meeting any further requirements of SCDOT.

Pedestrian Pathways

The applicant has provided an 8' pedestrian pathway along the corridor per the COD-N overlay requirements and has provided a pathway connection to the hotel and future restaurant use. Within the COD-N overlay district, crosswalks and internal pedestrian pathways within parking areas are to be distinguished "through the use of durable, low maintenance, surface materials such as pavers, bricks, or scored, stamped or colored concrete". The applicant has provided a crosswalk across the proposed driveway and internal pedestrian pathways that are noted as "concrete pavers in a herringbone pattern, with red color, with 1' concrete banding." The Planning Commission shall have the discretion to determine whether the proposed design best meets the requirements, and intent, of the COD-N overlay district.

Driveways

In relation to driveways, the COD-N overlay code notes that internal stub-outs and/or access easements are to be provided where feasible. Staff will note that the current plan shows a proposed

access easement across the property to provide potential future access to the property at the rear, should a connection in the future make sense with the development of the property.

Signage

A monument sign for the property would be limited to 7 feet in height, maximum sign face area of 50 square feet, be set back at least 5' from the corridor right of way, and have no internal lighting. As presented, the signage meets the requirements of the COD-N overlay district. The monument signage features matching brick (burnt almond) and has external illumination. Wall signage, as proposed on the front façade of the hotel, meets the requirements of the zoning ordinance.

Retaining Walls

The material(s), color(s) and texture(s) of the sides of the retaining walls and fences visible from public view shall complement the finishes of the structures of the associated development and must be approved by the planning commission. The plan, as provided, shows a retaining wall surrounding portions of the northern, eastern, and southern property lines. Details specific to the retaining wall have been provided on the site plan, which notes a mixture of poured in place walls with brick veneer (matching burnt almond of the hotel) and segmental walls with colors matching that of the hotel (almond). The poured in place walls, when applicable, will have wood picket fencing with decorative brick columns.

District Purpose and Staff Recommendation

Staff recommends in favor of approval of the commercial appearance review request, conditioned upon the corridor lighting be approved through SCDOT and allowing staff the flexibility to make minor adjustments to the lighting plan to meet any requirements of SCDOT.

As a final note, staff has included the purpose of the COD/COD-N overlay district:

Purpose. The corridor overlay district is established for the purpose of maintaining a safe, efficient, functional and attractive roadway corridor for the Fort Mill Southern Bypass (the "Bypass") and surrounding areas. It is recognized that, in areas of high visibility, the protection of features that contribute to the character of the area and enhancements to development quality promote economic development and stability in the entire community.

Should the Planning Commission feel as though strict interpretation and application of the requirements creates a hardship, the code does provide a procedure for "alternative means of compliance."

Chris Pettit, AICP
Assistant Planner
November 22, 2016





1 EAST ELEVATION 1/8"=1'-0"



2 WEST ELEVATION 1/8"=1'-0"

PRELIMINARY NOT FOR CONSTRUCTION
☐ ISSUED FOR BIDDING
☐ ISSUED FOR PERMIT
☐ ISSUED FOR CONSTRUCTION

1 ON 1
ONE ON ONE DESIGN, LLC
2770 BLYTHE RD.
CHARLOTTE, NC 28210
PHONE: 704.543.0077
FAX: 704.543.0077
WWW: ONEONONEDESIGN.COM



DIVERSIFIED ENTERPRISES INC.
PO BOX 939
FORT MILL SC 29716



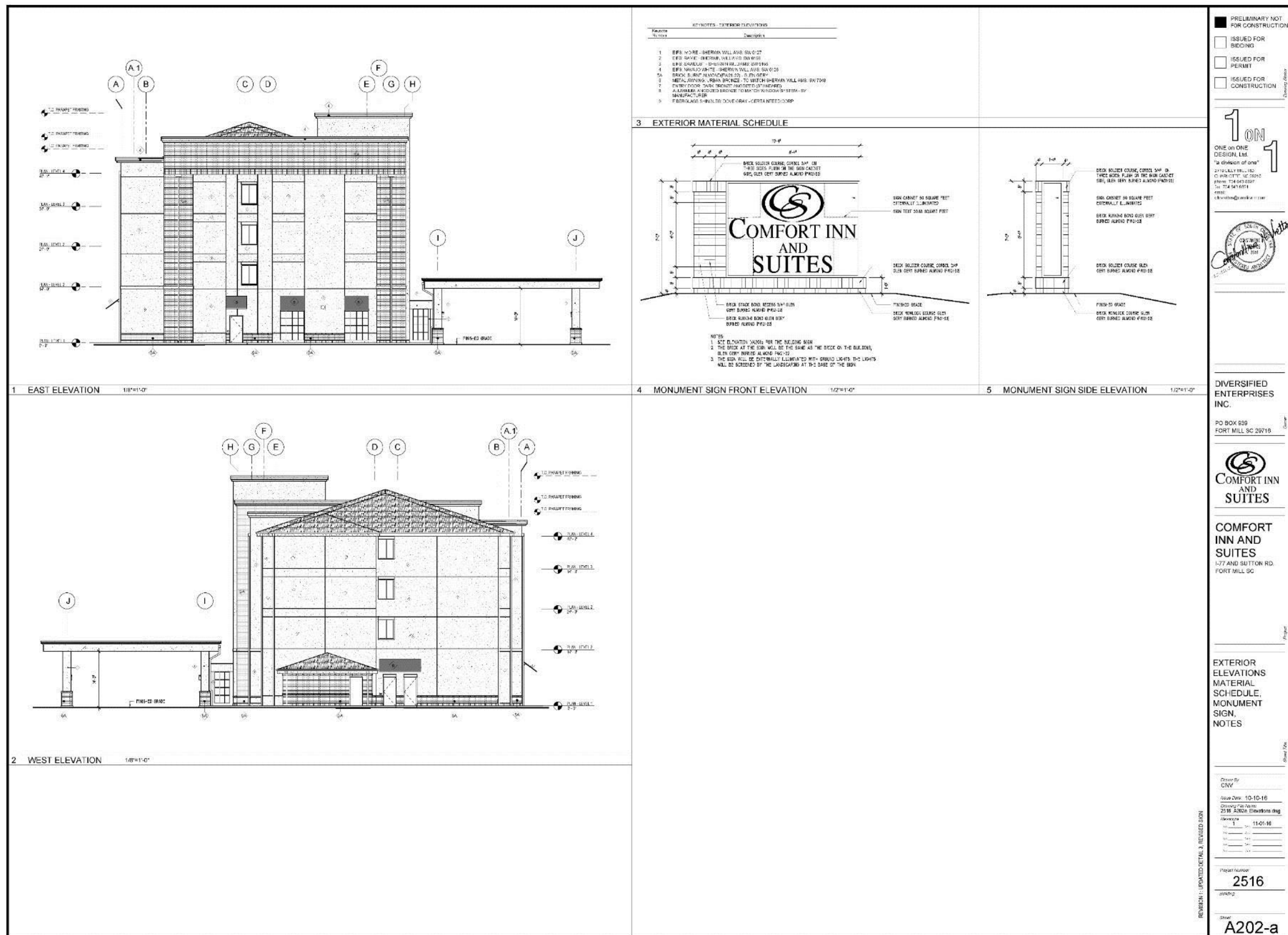
COMFORT INN AND SUITES
177 AND SUTTON RD.
FORT MILL SC

EXTERIOR ELEVATIONS

Client: CHV
Date: 10-10-18
Drawing File Name: 2516_A020_Coloral Elevation.dwg
Revisions:
No. Date Description
1. 10-10-18 Initial
2. 10-10-18 Final

Project Number:
2516

Sheet:
A202



ZONING CODE SUMMARY

PROJECT NAME: COMFORT INN & SUITES
PROJECT ADDRESS: NOT ASSIGNED
OWNER: SCOTT WELLS - DIVERSIFIED ENTERPRISES, INC.
PHONE: 803.548.9200
PLANS PREPARED BY: GEOSCIENCE GROUP, INC.
PHONE: 704.525.2003
TAX PARCEL#: 661-00-00-013
ZONING:
JURISDICTION:
EXISTING USE: VACANT
PROPOSED USE: 95 ROOM HOTEL & 50 PERSON FUTURE RESTAURANT
SITE AREA: 2.46 AC

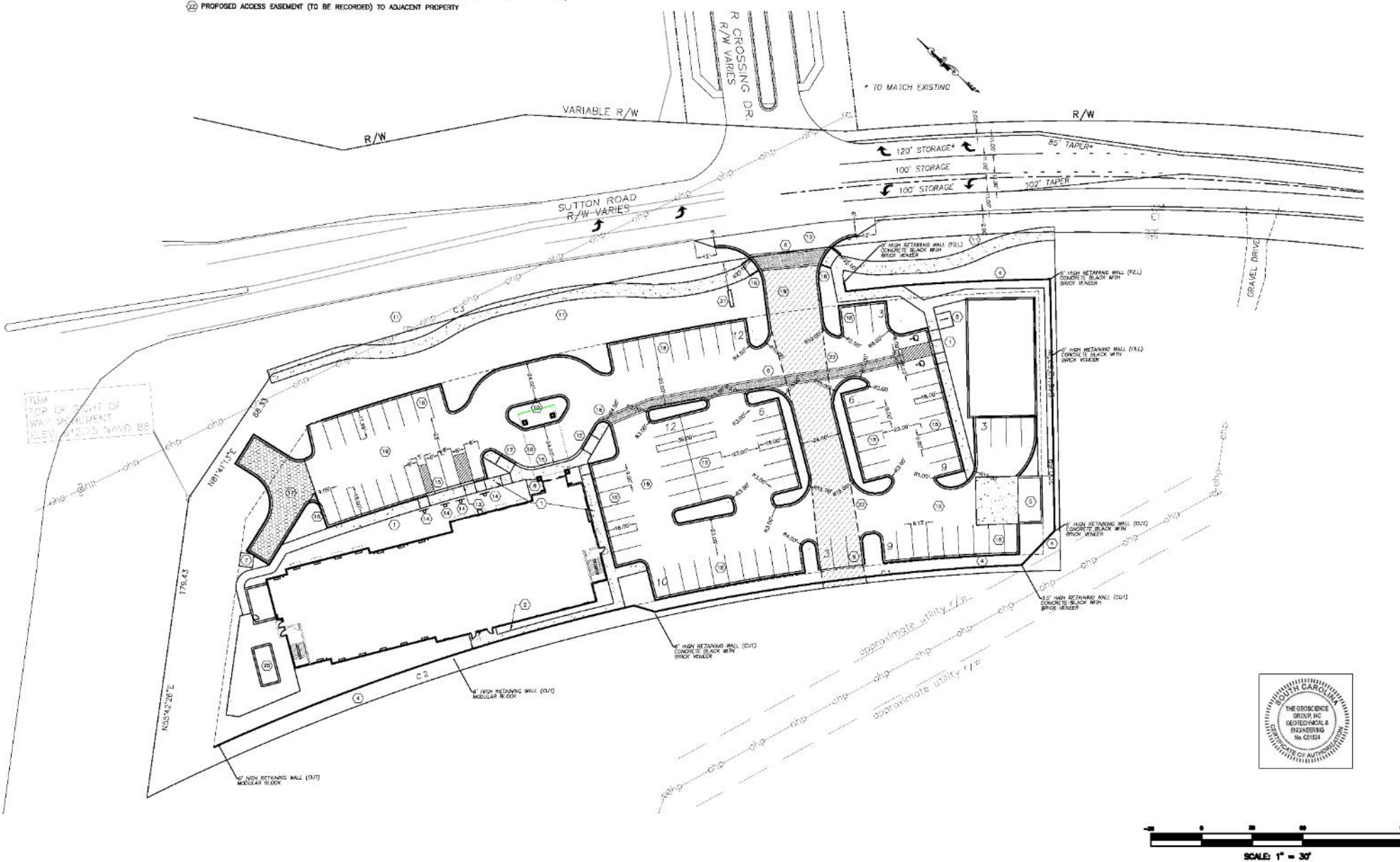
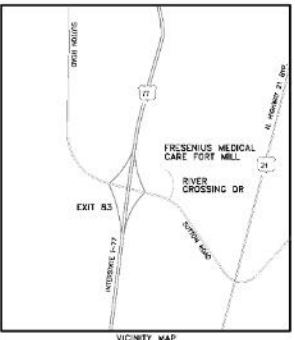
SETBACKS:
FRONT: 35' (SUTTON ROAD)
SIDE: 35'
REAR: 10'

PARKING REQUIRED: 1 SPACE PER ROOM (95 ROOMS) 95 SPACES
PARKING PROVIDED 96 SPACES

IMPERVIOUS AREA 68,932 FT²
NON IMPERVIOUS AREA 38,225 SF
OR 35.67% OF NON IMPERVIOUS

KEY NOTES

1. NEW ACCESSIBLE 6" WIDE CONC. SIDEWALK, MAXIMUM 5% LONGITUDINAL SLOPE, 2% CROSS SLOPE. SEE DETAIL.
2. NEW ACCESSIBLE 4" WIDE CONC. SIDEWALK, MAXIMUM 5% LONGITUDINAL SLOPE, 2% CROSS SLOPE. SEE DETAIL.
3. CONCRETE MEDIAN.
4. RETAINING WALL POURED IN PLACE (STANDARD GRAY COLOR) OR SEGMENTAL RETAINING WALL (8"x18"x11" UNITS EQUAL IN COLOR TO METROMONT MATERIALS #7 ALMOND).
5. 26"x13"-4" OPAQUE DUMPSTER ENCLOSURE, SEE ARCHITECTURAL PLANS FOR DETAIL.
6. PEDESTRIAN CROSSWALK - CONCRETE PAVERS IN A HERRINGBONE PATTERN, WITH RED COLOR, WITH 1" CONCRETE BANDING.
7. TRANSFORMER.
8. BIKE WAVE RACK FOR 6 SPACES.
9. THESE 3 SPACES WILL BE REMOVED ONCE THE DRIVE CONNECTIONS IS MADE TO ADJACENT PROPERTY.
10. 12'-4" x 5' CONCRETE PAD FOR 3 FLAGPOLES.
11. NEW ACCESSIBLE 8" WIDE CONC. SIDEWALK, MAXIMUM 5% LONGITUDINAL SLOPE, 2% CROSS SLOPE. SEE DETAIL.
12. 10' VERTICAL CURB TRANSITION.
13. NEW DEPRESSIO CURB SEE DETAIL.
14. NEW ADA SIGNAGE SEE DETAIL.
15. PAVEMENT TO BE FLUSH WITH SIDEWALK.
16. NEW ADA RAMP SEE DETAIL.
17. TURF STONE TO SUPPORT 60,000 FIRE APPARATUS OR APPROVED EQUAL.
18. LIGHT DUTY PAVEMENT, SEE DETAIL.
19. HEAVY DUTY PAVEMENT, SEE DETAIL.
20. POOL.
21. APPROXIMATE LOCATION OF 10'-4"x2"x7" HIGH MONUMENT SIGN PLACED NO CLOSER TO THAN 7' FROM R/W.
22. PROPOSED ACCESS EASEMENT (TO BE RECORDED) TO ADJACENT PROPERTY.



NO.	DATE	BY	CHKD BY	DESCRIPTION
1	10/1/2014	J. WELLS	J. WELLS	PRELIMINARY
2	10/1/2014	J. WELLS	J. WELLS	REVISED
3	10/1/2014	J. WELLS	J. WELLS	REVISED
4	10/1/2014	J. WELLS	J. WELLS	REVISED
5	10/1/2014	J. WELLS	J. WELLS	REVISED
6	10/1/2014	J. WELLS	J. WELLS	REVISED
7	10/1/2014	J. WELLS	J. WELLS	REVISED
8	10/1/2014	J. WELLS	J. WELLS	REVISED
9	10/1/2014	J. WELLS	J. WELLS	REVISED
10	10/1/2014	J. WELLS	J. WELLS	REVISED

GEOSCIENCE GROUP, INC.
10000 W. 10TH AVENUE, SUITE 200
FORT COLLINS, CO 80501
PHONE: 970.223.0001
FAX: 970.223.0002
WWW.GEOSCIENCEGROUP.COM

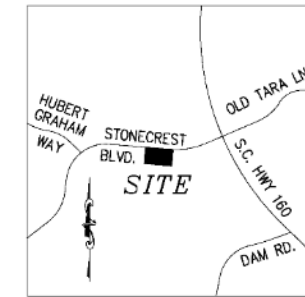
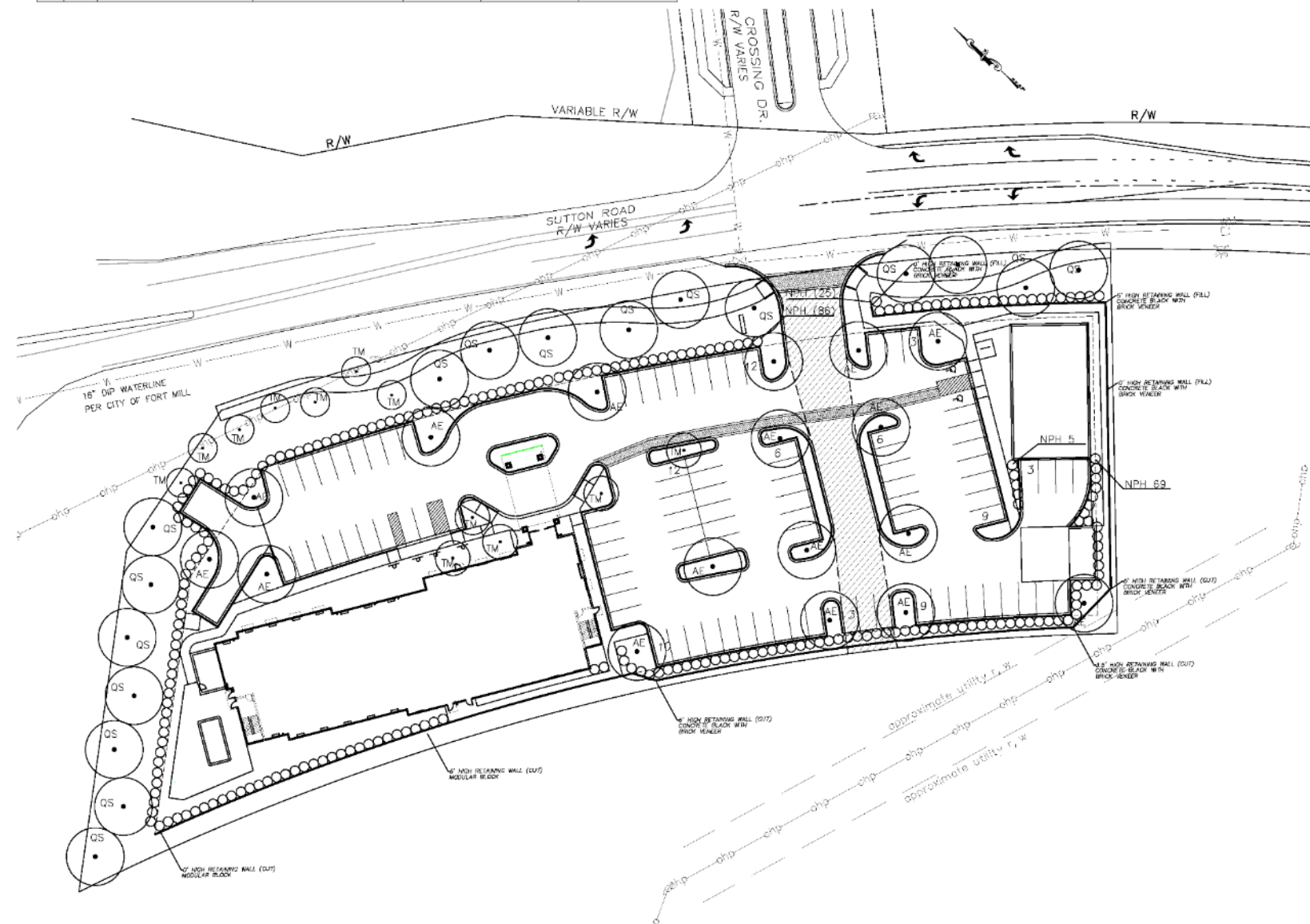
COMFORT INN & SUITES
FORT MILL, SOUTH CAROLINA



SITE PLAN

C1.1

** QUANTITIES ARE FOR CONVENIENCE ONLY; CONTRACTOR IS RESPONSIBLE FOR ACTUAL PLANT MATERIAL SHOWN ON PLANS

[illegible]

VICINITY MAP
(NOT TO SCALE)

PLANTING NOTES:

- [illegible]

1. ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM STANDARDS SET FORTH IN THE AMERICAN STANDARDS FOR NURSERY STOCK.

2. ALL PLANTS SHALL BE COMPACT, UNIFORM, AND WELL GROWING. PLANTS SHALL NOT BE LOOSE, OPEN PLANTINGS. THE CLIENT'S LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY AND ALL MATERIALS WHICH DO NOT MEET THESE REQUIREMENTS.



30 0 10 20 30
SCALE: 1" = 30'

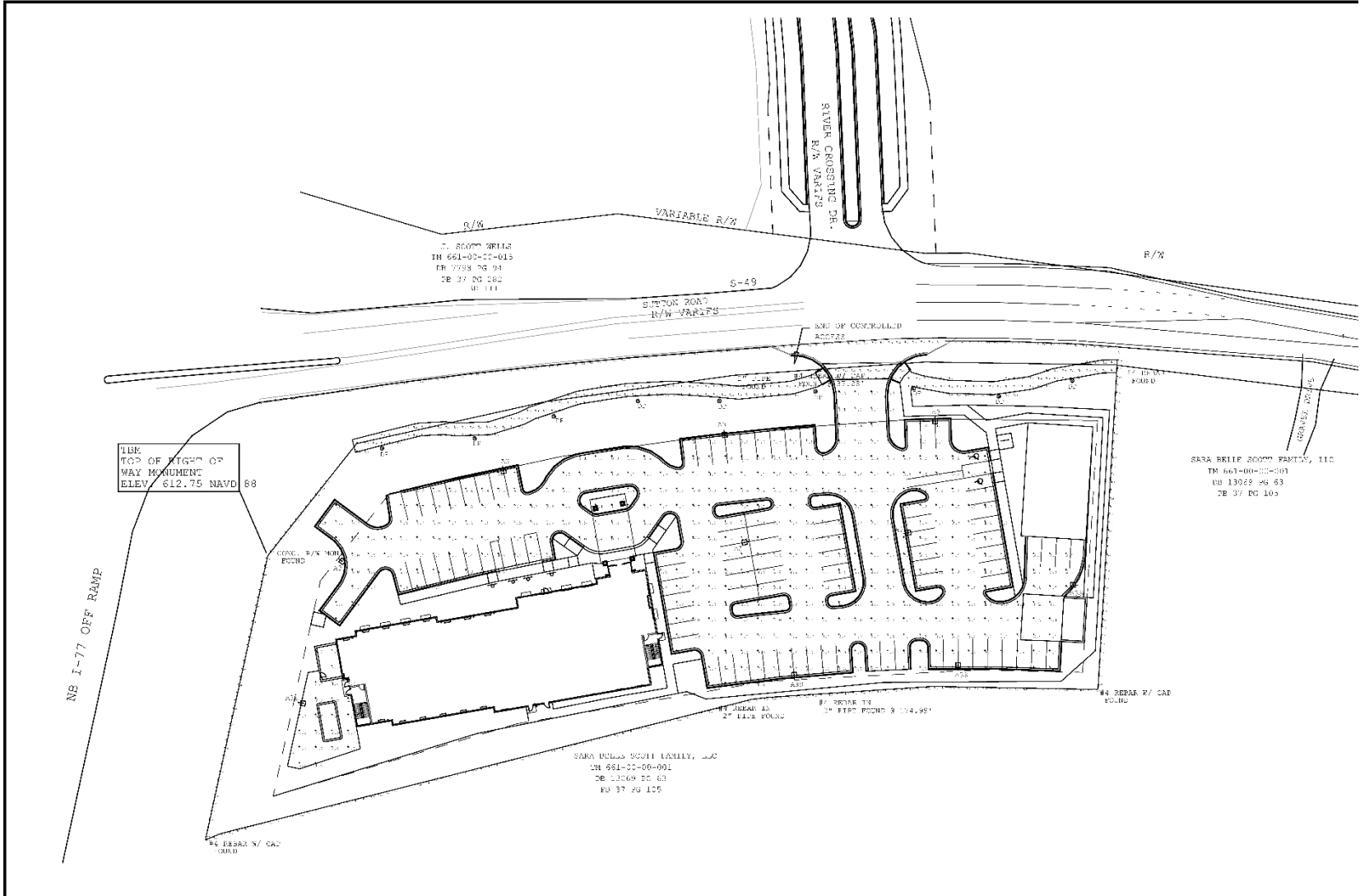
WORK CODE	FORMER & TITLE	NO.	DATE
J.R.	PROPERTY SALE	5	10-15-78
J.R.	PROPERTY SALE		
MSC	PROPERTY SALE		
FILE NAME	NO.		

GEOSCIENCE GROUP
Incorporated
301-A, Cebu City Road
Charleston, SC 29417
Phone: 704-525-2003
Fax: 704-525-1051
WWW.GEOSCIENCEGROUP.COM
NE. FROM 116TH ST. (SHRIMP) 1000
NE. FROM 116TH ST. (SHRIMP) 1000

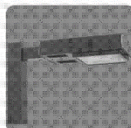
COMFORT INN & SUITES
FORT MILL, SOUTH CAROLINA

LANDSCAPE PLAN

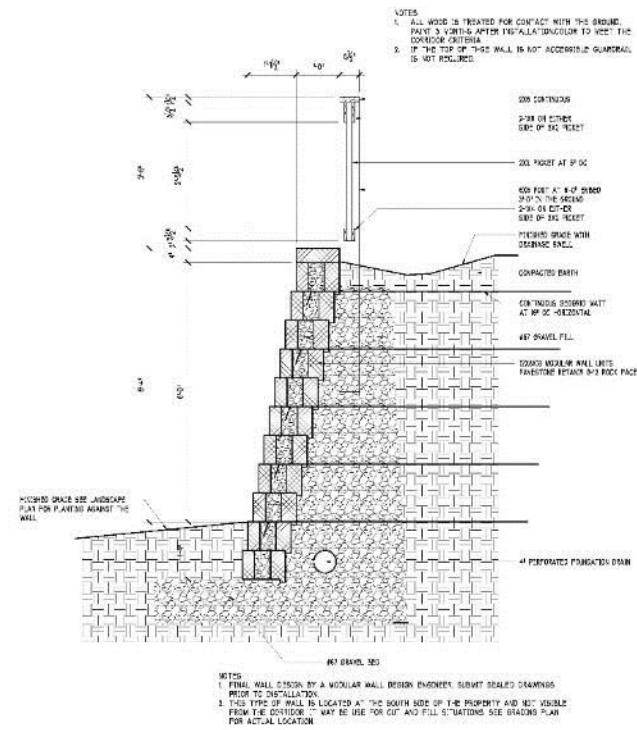
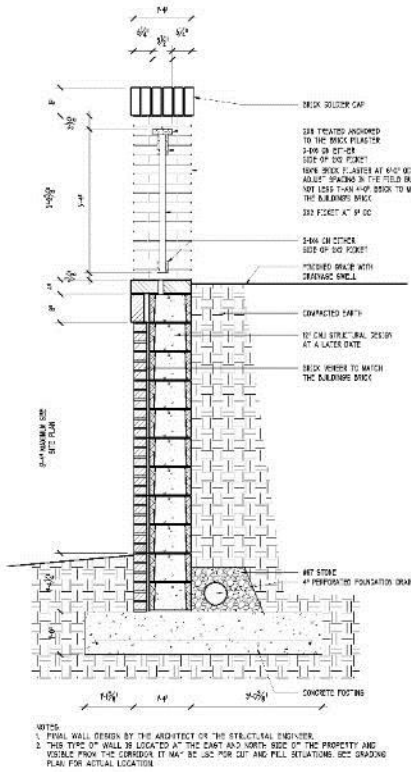
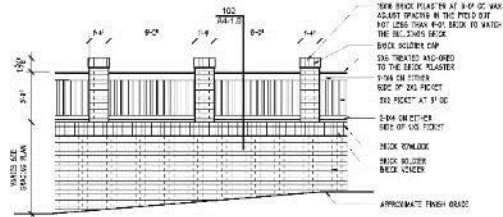
L1.1



1 SITE LIGHTING PLAN - PHOTOMETRIC 1"=30.0'

	BAXTER STYLE LIGHT Nostalgia series decorative style light is used by Home Owners Associations and subdivisions only. <ul style="list-style-type: none">• 37 Watt LED• Black or Green in color• Mounted on a 18' direct buried black metal or fiberglass pole
	SHOEBOX LUMINAIRE Ideal for illuminating streets and parking lots. This fixture is a modern blend of style and function. <ul style="list-style-type: none">• 400 Watt HPS/400 Watt MH• Dark Bronze color• Mounted at 35' on dark bronze fiberglass pole

2 SITE LIGHTING FIXTURES



☒ PRELIMINARY NOT
FOR CONSTRUCTION

☐ ISSUED FOR
BIDDING

☐ ISSUED FOR
PERMIT

☐ ISSUED FOR
CONSTRUCTION

1 ON 1
ONE on ONE
DESIGN, Ltd.
"a division of one"
77101 ELYM, RD
C-108-CTT, SC 2610
phone: 704-643-0197
fax: 704-643-6851
email:
c.brown@oneonone.com



DIVERSIFIED ENTERPRISES INC.

PO BOX 839
FORT MILL SC 29710




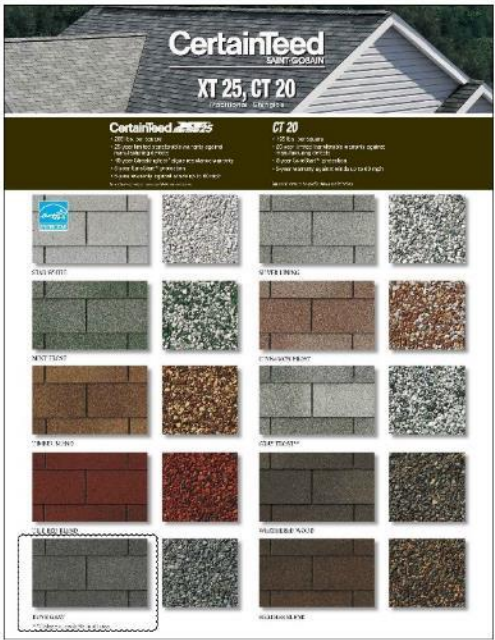
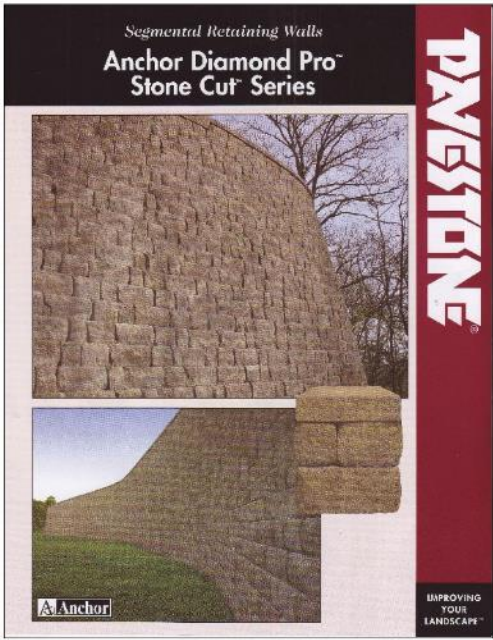
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FORT MILL SC

RETAINING WALL DETAILS

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CHARLOTTE, N.C. 28205 PHONE: 704.548.0000 FAX: 704.548.0027 CITY: NC aon@oneondesign.com</div></div><div><div><div><div></div><div>2016</div><div>2017</div><div>2018</div><div>2019</div><div>2020</div><div>2021</div><div>2022</div><div>2023</div><div>2024</div><div>2025</div><div>2026</div><div>2027</div><div>2028</div><div>2029</div><div>2030</div><div>2031</div><div>2032</div><div>2033</div><div>2034</div><div>2035</div><div>2036</div><div>2037</div><div>2038</div><div>2039</div><div>2040</div><div>2041</div><div>2042</div><div>2043</div><div>2044</div><div>2045</div><div>2046</div><div>2047</div><div>2048</div><div>2049</div><div>2050</div><div>2051</div><div>2052</div><div>2053</div><div>2054</div><div>2055</div><div>2056</div><div>2057</div><div>2058</div><div>2059</div><div>2060</div><div>2061</div><div>2062</div><div>2063</div><div>2064</div><div>2065</div><div>2066</div><div>2067</div><div>2068</div><div>2069</div><div>2070</div><div>2071</div><div>2072</div><div>2073</div><div>2074</div><div>2075</div><div>2076</div><div>2077</div><div>2078</div><div>2079</div><div>2080</div><div>2081</div><div>2082</div><div>2083</div><div>2084</div><div>2085</div><div>2086</div><div>2087</div><div>2088</div><div>2089</div><div>2090</div><div>2091</div><div>2092</div><div>2093</div><div>2094</div><div>2095</div><div>2096</div><div>2097</div><div>2098</div><div>2099</div><div>2100</div><div>2101</div><div>2102</div><div>2103</div><div>2104</div><div>2105</div><div>2106</div><div>2107</div><div>2108</div><div>2109</div><div>2110</div><div>2111</div><div>2112</div><div>2113</div><div>2114</div><div>2115</div><div>2116</div><div>2117</div><div>2118</div><div>2119</div><div>2120</div><div>2121</div><div>2122</div><div>2123</div><div>2124</div><div>2125</div><div>2126</div><div>2127</div><div>2128</div><div>2129</div><div>2130</div><div>2131</div><div>2132</div><div>2133</div><div>2134</div><div>2135</div><div>2136</div><div>2137</div><div>2138</div><div>2139</div><div>2140</div><div>2141</div><div>2142</div><div>2143</div><div>2144</div><div>2145</div><div>2146</div><div>2147</div><div>2148</div><div>2149</div><div>2150</div><div>2151</div><div>2152</div><div>2153</div><div>2154</div><div>2155</div><div>2156</div><div>2157</div><div>2158</div><div>2159</div><div>2160</div><div>2161</div><div>2162</div><div>2163</div><div>2164</div><div>2165</div><div>2166</div><div>2167</div><div>2168</div><div>2169</div><div>2170</div><div>2171</div><div>2172</div><div>2173</div><div>2174</div><div>2175</div><div>2176</div><div>2177</div><div>2178</div><div>2179</div><div>2180</div><div>2181</div><div>2182</div><div>2183</div><div>2184</div><div>2185</div><div>2186</div><div>2187</div><div>2188</div><div>2189</div><div>2190</div><div>2191</div><div>2192</div><div>2193</div><div>2194</div><div>2195</div><div>2196</div><div>2197</div><div>2198</div><div>2199</div><div>2200</div><div>2201</div><div>2202</div><div>2203</div><div>2204</div><div>2205</div><div>2206</div><div>2207</div><div>2208</div><div>2209</div><div>2210</div><div>2211</div><div>2212</div><div>2213</div><div>2214</div><div>2215</div><div>2216</div><div>2217</div><div>2218</div><div>2219</div><div>2220</div><div>2221</div><div>2222</div><div>2223</div><div>2224</div><div>2225</div><div>2226</div><div>2227</div><div>2228</div><div>2229</div><div>2230</div><div>2231</div><div>2232</div><div>2233</div><div>2234</div><div>2235</div><div>2236</div><div>2237</div><div>2238</div><div>2239</div><div>2240</div><div>2241</div><div>2242</div><div>2243</div><div>2244</div><div>2245</div><div>2246</div><div>2247</div><div>2248</div><div>2249</div><div>2250</div><div>2251</div><div>2252</div><div>2253</div><div>2254</div><div>2255</div><div>2256</div><div>2257</div><div>2258</div><div>2259</div><div>2260</div><div>2261</div><div>2262</div><div>2263</div><div>2264</div><div>2265</div><div>2266</div><div>2267</div><div>2268</div><div>2269</div><div>2270</div><div>2271</div><div>2272</div><div>2273</div><div>2274</div><div>2275</div><div>2276</div><div>2277</div><div>2278</div><div>2279</div><div>2280</div><div>2281</div><div>2282</div><div>2283</div><div>2284</div><div>2285</div><div>2286</div><div>2287</div><div>2288</div><div>2289</div><div>2290</div><div>2291</div><div>2292</div><div>2293</div><div>2294</div><div>2295</div><div>2296</div><div>2297</div><div>2298</div><div>2299</div><div>2300</div><div>2301</div><div>2302</div><div>2303</div><div>2304</div><div>2305</div><div>2306</div><div>2307</div><div>2308</div><div>2309</div><div>2310</div><div>2311</div><div>2312</div><div>2313</div><div>2314</div><div>2315</div><div>2316</div><div>2317</div><div>2318</div><div>2319</div><div>2320</div><div>2321</div><div>2322</div><div>2323</div><div>2324</div><div>2325</div><div>2326</div><div>2327</div><div>2328</div><div>2329</div><div>2330</div><div>2331</div><div>2332</div><div>2333</div><div>2334</div><div>2335</div><div>2336</div><div>2337</div><div>2338</div><div>2339</div><div>2340</div><div>2341</div><div>2342</div><div>2343</div><div>2344</div><div>234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Fort Mill Town Council



Meeting Information

Meeting Type	Planning Commission
Meeting Date	November 29, 2016

Request Summary

Request Type	X	Action (Old Bus.)		Action (New Bus.)		Info/Discussion
		Public Hearing		Executive Session		Other

Case Summary

Case Type		Annexation	X	Rezoning		Text Amendment
		Subdivision Plat		Appearance Review		Other

Property Information

Applicant	N/A – Initiated by Town Staff
Property Owner	This request will apply to all property owners in the Town of Fort Mill
Property Location	This request will apply to all property locations in the Town of Fort Mill
Tax Map Number	This request will apply to all tax map numbers in the Town of Fort Mill
Acreage	N/A
Current Zoning	Various (See Current Zoning Map)
Proposed Zoning	Various (See Proposed Zoning Map)
Existing Use	Various

Title

An ordinance adopting a new Zoning Map for the Town of Fort Mill

Background Information

Site Characteristics

The new zoning map is being proposed as a companion ordinance to the new Unified Development Ordinance (UDO), which is currently pending review and approval by Town Council. Upon adoption, the proposed zoning map will be applied to all parcels on a town-wide basis.

Zoning Summary

The purpose of the new zoning map is to implement the zoning changes contained within the draft UDO. The UDO will create several new zoning

districts, including PR-O Parks, Recreation & Open Space; NMU Neighborhood Mixed Use; and TOMU Transit Oriented Mixed Use. Some existing districts, including R-12, R-10, R-5, RT-4, RT-12, GR/GR-A, MHP, GI, PND, PCD, RC and THCD will either be transitioned to a new designation, or eliminated entirely. For a full list of recommended zoning district transitions, please see the attached summary.

In addition, the proposed zoning map has identified several parcels where the existing zoning is inconsistent with the comprehensive plan. Some of these areas are existing residential neighborhoods, such as the Mill Village and Paradise, where R-10 and R-15 zoning designations are out of character with existing development types and densities. (These areas are recommended to be rezoned to R-7.) In other instances, parcels have been recommended for rezoning from commercial to residential use (or vice versa) to ensure consistency with the comprehensive plan. ***The overwhelming majority of property owners will see little to no impact as a result of the town-wide rezoning.***

Comprehensive Plan

In preparing the draft zoning map, it was staff's intent for the map to reflect (as closely as possible) the recommendations contained within the Future Land Use Map. A copy of the future land use map is included as an attachment to this staff write up.

Discussion

Should council elect to move forward with adoption of the new UDO, a new zoning map will be required to implement the zoning changes contained within the UDO. As mentioned above, while some property owners will be affected by these changes, the new zoning map was prepared with the intent of implementing the recommendations of the comprehensive plan, as well as minimizing, to the greatest extent feasible, the impact to existing property owners, as well as to active, approved and planned development projects.

Prior to adoption by town council, staff intends to hold a community open house for residents and business owners to learn more about the new map, as well as the UDO. At least two public hearings will also be scheduled.

Alternatives	
1.	Recommend approval of the new zoning map, as submitted.
2.	Recommend approval of the new zoning map, with modifications.

Staff Recommendation	
Recommendation	Staff recommends in favor of APPROVAL of the draft zoning map, as submitted.
Name & Title	Joe Cronin, Planning Director
Department	Planning Department

Date of Request	October 14, 2016
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Legislative History	
Planning Commission	10/18/2016: PC voted to defer consideration. (5-0) 11/08/2016: PC voted to defer consideration. (6-0) 11/29/2016: Scheduled for PC review.
First Reading	TBD
Public Hearing	12/12/2016: Scheduled for public hearing #1.
Second Reading	TBD
Effective Date	TBD

Attachments

- Comprehensive Plan Map (Updated May 2016)
- Current Projects Map (Updated November 1, 2016)
- Zoning Map Transition Summary
- Draft Ordinance Adopting a New Zoning Map
- Proposed Zoning Map

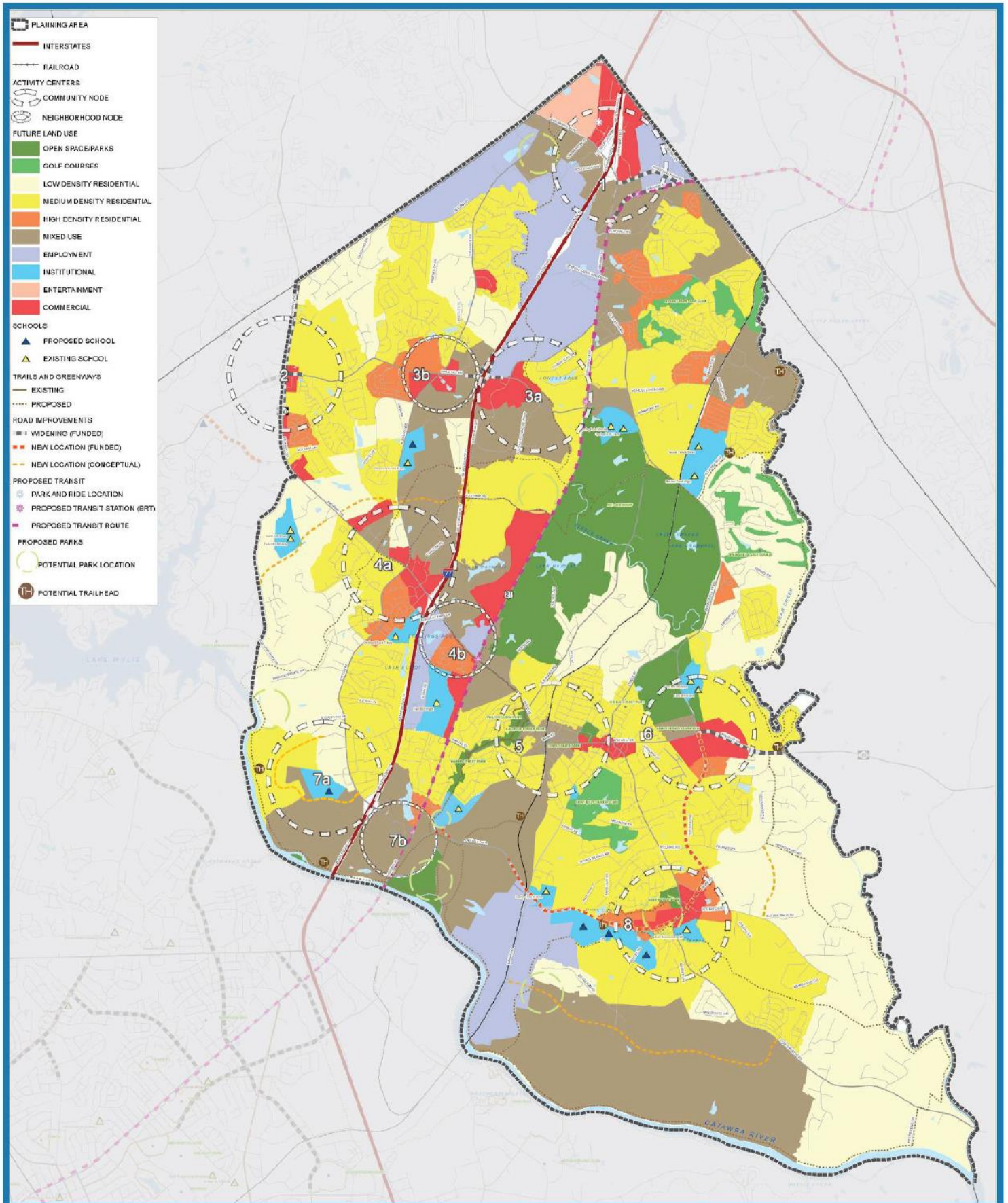
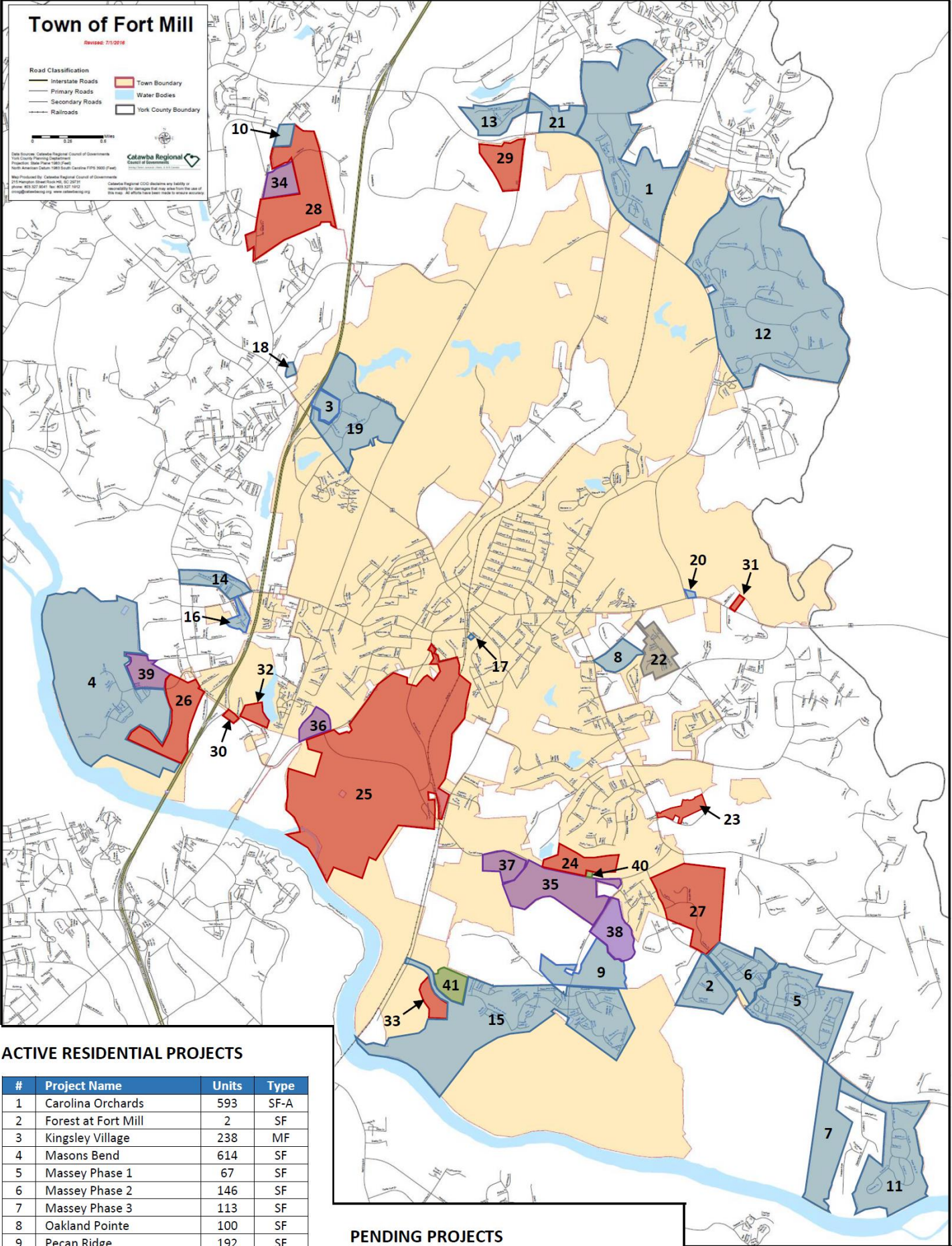


Figure 2.1 - Comprehensive Plan Map



ACTIVE RESIDENTIAL PROJECTS

#	Project Name	Units	Type
1	Carolina Orchards	593	SF-A
2	Forest at Fort Mill	2	SF
3	Kingsley Village	238	MF
4	Masons Bend	614	SF
5	Massey Phase 1	67	SF
6	Massey Phase 2	146	SF
7	Massey Phase 3	113	SF
8	Oakland Pointe	100	SF
9	Pecan Ridge	192	SF
10	Pleasant/Vista Legacy II	98	MF
11	Preserve at River Chase	31	SF
12	Springfield	17	SF
13	Springview Meadows	20	SF
14	Sutton Mill	24	SF
15	Waterside at the Catawba	495	SF
16	Well Ridge	19	SF

ACTIVE COMMERCIAL PROJECTS

#	Project Name	Remaining
17	Academy Street Shell Bldg	3,496 ft²
18	Holiday Inn Express	50,360 ft²
19	Kingsley	686,140 ft²
20	QuikTrip	5,838 ft²
21	Springfield Town Center	197,830 ft²

INACTIVE RESIDENTIAL PROJECTS

#	Project Name	Units	Type
22	Kimbrell Crossing	27	SF

PENDING PROJECTS

#	Project Name	Units	Type
23	Haire Village	200	MF-C
24	Huff Property	75	SF
25	Kanawha Farms	1,575	SF
		1,075	MF
		Up to 1.5M ft²	
26	Masons Bend	342	MF
		Up to 600,000 ft²	
27	Massey Phase 4	305	SF
		123	SF
		146	TH
28	Pleasant/Vista MXU	564	MF
		Up to 50,000 ft²	
29	Rutledge MXU	235	TH
		Up to 175,000 ft²	
30	Comfort Inn & Suites	41,681 ft²	
31	SC 160 Comm. Building	18,979 ft²	
32	Traditions at Fort Mill	252	MF-A
		5,000 ft²	
33	Waterside at the Catawba	118	TH

SCHOOL PROJECTS

#	Project Name
34	Pleasant Knoll Middle School
35	High School #3
36	Riverview Athletic Fields
37	Future School (TBD)
38	Future School (TBD)
39	Future School (TBD)

TOWN PROJECTS

#	Project Name
40	Fire Station #2
41	Waterside Park



Town of Fort Mill - Zoning Map

Revised: 11/21/2016

Zoning

- LI: Light Industrial
- GI: General Industrial
- MXU: Mixed Use
- UD: Urban Development
- PND: Planned Neighborhood Develop
- LC: Local Commercial
- HC: Highway Commercial
- GR: General Residential
- GR-A: General Residential A
- R-5: R5 Residential
- R-10: R10 Residential
- R-12: R12 Residential
- R-15: R15 Residential
- R-25: R25 Residential
- RT-8: RT-8 Residential
- TC: Transitional
- RC: Resource Conservation
- THCD: Tom Hall Corridor District

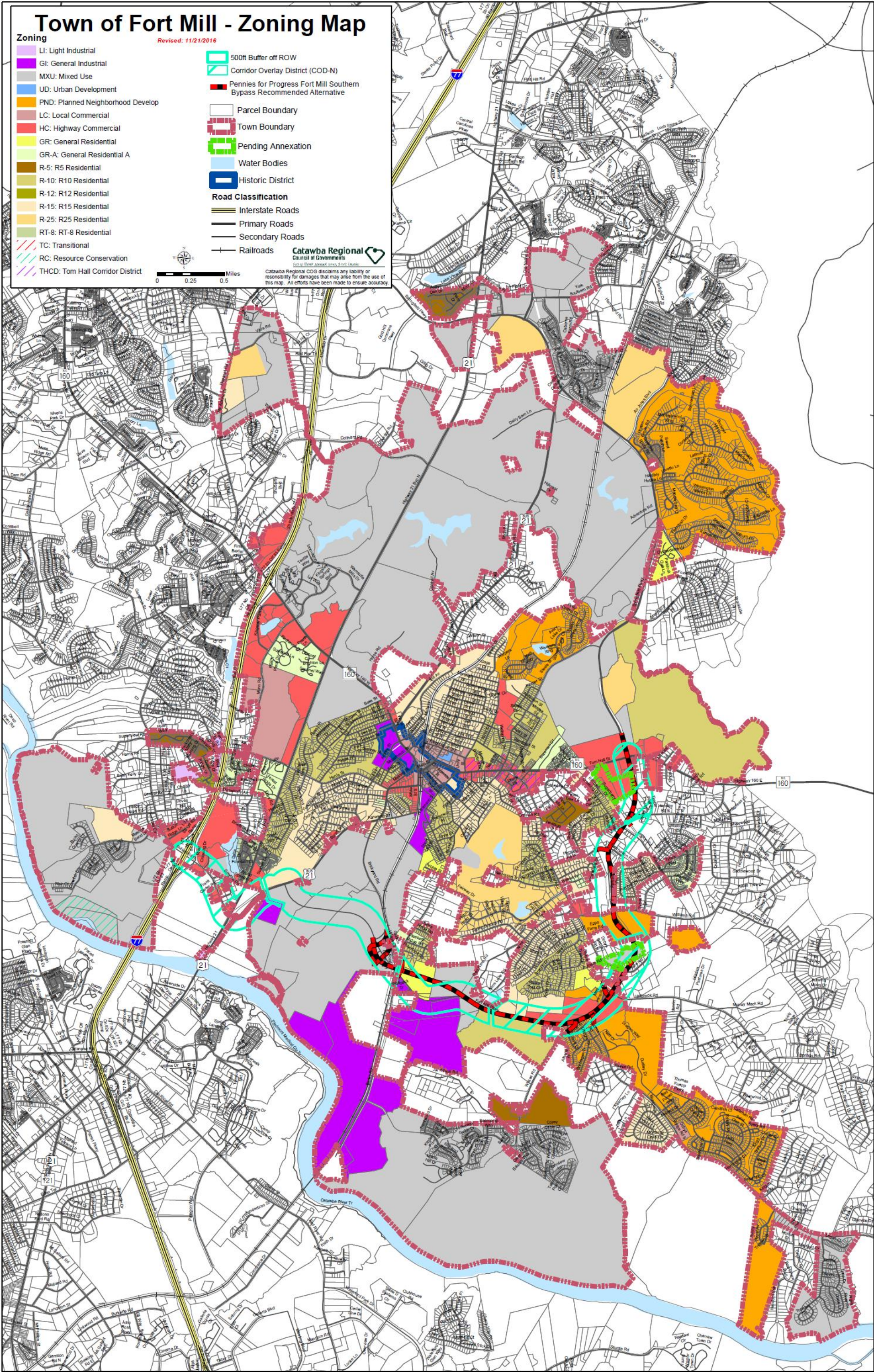
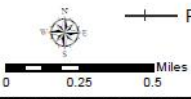
- 500ft Buffer off ROW
- Corridor Overlay District (COD-N)
- Pennies for Progress Fort Mill Southern Bypass Recommended Alternative

- Parcel Boundary
- Town Boundary
- Pending Annexation
- Water Bodies
- Historic District

Road Classification

- Interstate Roads
- Primary Roads
- Secondary Roads
- Railroads

Catawba Regional Council of Governments
Catawba Regional COG disclaims any liability or responsibility for damages that may arise from the use of this map. All efforts have been made to ensure accuracy.



Unified Development Ordinance (UDO)

Zoning Map Update

CURRENT			PROPOSED	
RESIDENTIAL & RELATED DISTRICTS				
R-25	R-25 Residential	→	R-25	R-25 Residential
R-15	R-15 Residential	→	R-15	R-15 Residential
R-12	R-12 Residential			
R-10	R-10 Residential			
R-5	R-5 Residential	→	R-7	R-7 Residential
RT-4	RT-4 Residential	→	RT-8	RT-8 Residential
RT-8	RT-8 Residential			
RT-12	RT-12 Residential			
GR	General Residential	→	RM-15	RM-15 Residential
GR-A	General Residential			
-----	NEW DISTRICT	→	PR-O	Parks, Recreation & Open Space ¹
MHP	Mobile Home Park	X	-----	ELIMINATED DISTRICT
COMMERCIAL DISTRICTS				
HC	Highway Commercial	→	GC	General Commercial
LC	Local Commercial	→	DC	Downtown Core
UD	Urban Development			
-----	NEW DISTRICT	→	LC	Local Commercial ²
TC	Transitional Commercial	X	-----	ELIMINATED DISTRICT
INDUSTRIAL DISTRICTS				
GR	General Industrial	→	LI	Light Industrial
LI	Limited Industrial			
MIXED USE & PLANNED DEVELOPMENT DISTRICTS				
MXU	Mixed Use	→	CMU	Community Mixed Use
-----	NEW DISTRICT	→	NMU	Neighborhood Mixed Use
-----	NEW DISTRICT	→	TOMU	Transit Oriented Mixed Use
PCD	Planned Cluster Development	X	-----	ELIMINATED DISTRICT
PND	Planned Neighborhood Dev.	X	-----	ELIMINATED DISTRICT ³
SHPD	Scenic Highway Planned Dev.	X	-----	ELIMINATED DISTRICT
OVERLAY DISTRICTS				
COD	Corridor Overlay	→	COD	Corridor Overlay
COD-N	Corridor Overlay – Node	→	COD-N	Corridor Overlay – Node
HPD	Historic Preservation	→	HPOD	Historic Preservation Overlay
-----	NEW DISTRICT	→	TCP	Transportation Corridor Pres. ⁴
MID	Municipal Improvement District	X	-----	ELIMINATED DISTRICT
RC	Resource Conservation Overlay	X	-----	ELIMINATED DISTRICT
THCD	Tom Hall Street Corridor Overlay	X	-----	ELIMINATED DISTRICT

¹ The Parks, Recreation & Open Space District (PR-O) will apply to the ASC Greenway, as well as parks and recreation facilities.

² Areas zoned Highway Commercial (HC) within the Tom Hall Corridor Overlay District (THCD) to be re-zoned Local Commercial (LC).

³ Areas zoned Planned Neighborhood Development (PND) to be re-zoned R-15 Residential (R-15).

⁴ The Transportation Preservation Corridors will be moved from the Code of Ordinances to an overlay in the Zoning Ordinance (TCP).

STATE OF SOUTH CAROLINA
TOWN COUNCIL FOR THE TOWN OF FORT MILL
ORDINANCE NO. 2016-__

AN ORDINANCE ADOPTING A NEW ZONING MAP FOR THE TOWN OF FORT MILL

WHEREAS, pursuant to Section 6-29-710, et. seq., of the S.C. Code of Laws, the Fort Mill Town Council is authorized to adopt a zoning ordinance for the general purposes of guiding development in accordance with existing and future needs, and promoting the public health, safety, morals, convenience, order, appearance, prosperity, and general welfare; and

WHEREAS, on _____, 2016, the Town Council for the Town of Fort Mill adopted Ordinance No. 2016-__, entitled "An Ordinance Adopting a Unified Development Ordinance for the Town of Fort Mill;" and

WHEREAS, the Town of Fort Mill Unified Development Ordinance contained substantive changes to the town's zoning districts, including the creation of new zoning districts, the modification of existing zoning districts, and the elimination of certain zoning districts; and

WHEREAS, a new Zoning Map for the Town of Fort Mill was prepared by the Fort Mill Planning Commission pursuant to S.C. Code § 6-29-340(2)(a), which map was recommended for adoption by the Planning Commission during its regularly scheduled meeting on October 18, 2016; and

WHEREAS, public hearings on the new Zoning Map for the Town of Fort Mill were advertised and conducted on _____, 2016, and _____, 2016, pursuant to S.C. Code § 6-29-760(A), with public comment duly noted; and

WHEREAS, the Town Council for the Town of Fort Mill has determined that the new Zoning Map for the Town of Fort Mill, which is attached hereto as Exhibit A, is consistent with the Comprehensive Plan for the Town of Fort Mill, which was adopted on March 10, 2008 (Ordinance No. 2008-03), and subsequently amended on January 14, 2013 (Ordinance No. 2013-01), August 24, 2015 (Ordinance No. 2015-14), February 8, 2016 (Ordinance No. 2016-01) and May 23, 2016 (Ordinance No. 2016-13); and

WHEREAS, it is fitting and proper to amend the official Zoning Map for the Town of Fort Mill so as to implement the recommendations of the Comprehensive Plan for the Town of Fort Mill and the Unified Development Ordinance for the Town of Fort Mill;

NOW, THEREFORE, pursuant to the authority granted by the Constitution of the State of South Carolina and the General Assembly of the State of South Carolina, **BE IT ORDAINED BY THE TOWN COUNCIL FOR THE TOWN OF FORT MILL:**

Section I. The new Zoning Map for the Town of Fort Mill, attached hereto as Exhibit A, is hereby adopted. This map shall constitute the official Zoning Map for the Town of Fort Mill, and may, from time to time, be amended by the Town Council for the Town of Fort Mill, pursuant to, and as

authorized by, state statute. A copy of the official Zoning Map for the Town of Fort Mill shall be maintained on file in the Office of the Zoning Administrator.

Section II. Severability. If any section, subsection, or clause of this Ordinance shall be deemed to be unconstitutional, or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

Section III. Conflicting Ordinances Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section IV. Effective Date. This ordinance shall be effective from and after _____, 2017.

SIGNED AND SEALED this ____ day of _____, 2016, having been duly adopted by the Town Council for the Town of Fort Mill on the ____ day of _____, 2016.

First Reading:

TOWN OF FORT MILL

Public Hearing #1:

Public Hearing #2:

Second Reading:

Gwynn H. Savage, Mayor

LEGAL REVIEW

ATTEST

Barron B. Mack, Jr, Town Attorney

Virginia C. Burgess, Town Clerk

Exhibit A

Town of Fort Mill Zoning Map

